

August 15, 2006 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06PS0428

Commonwealth Golf Properties, LLC  
(Brandermill Cluster)

Clover Hill Magisterial District  
3600 Brandermill Parkway

REQUEST: Planning Commission approval of a schematic plan that includes forty-five (45) multi-family dwelling units in an approximately six (6) acre area currently occupied by tennis courts of the Brandermill Country Club.

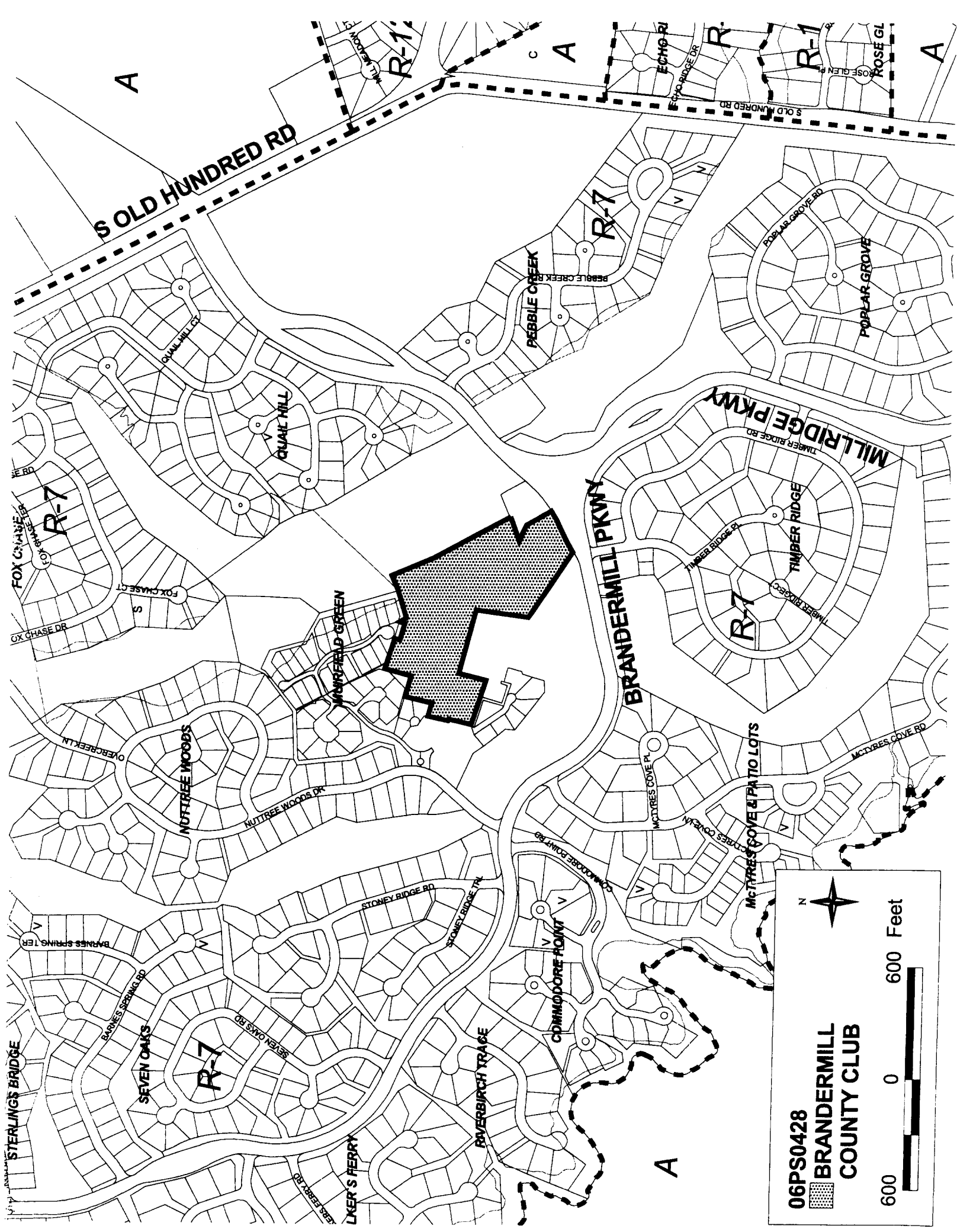
RECOMMENDATION

Staff recommends deferral for sixty (60) days for the following reasons:

1. The plan submitted for review (attached) is currently being modified by the applicant.
2. Elevations of the multi-family buildings have not been submitted.
3. A conceptual landscape has not been submitted for the buffer areas between the multi-family development and the existing single family homes.
4. Staff is currently re-analyzing the open space requirements for Brandermill to insure that sufficient open space remains to allow the removal of open space for multi-family use.

Providing a FIRST CHOICE community through excellence in public service

06PS0428-AUG15-CPC 3PM



06PS0428

 **BRANDERMILL  
COUNTY CLUB**



600 0 600 Feet

# STATISTICS:

CLUB HOUSE: 186 PARKING SPACES REQUIRED  
190 PARKING SPACES PROVIDED

45 CONDOMINIUM UNITS

18 PARKING SPACES PER UNIT REQUIRED

81 PARKING SPACES REQUIRED

84 PARKING SPACES PROVIDED

SITE AREA: 81.4 ACRES (EXCLUDES ENTRY DRIVE)

AREA IN OPEN SPACE (BUFFER AREA): 2.17 ACRES (36%)

MIN. OPEN SPACE REQUIRED: 2500

LOT COVERAGE (BUILDINGS): 1.20 ACRES (17%)

(MAXIMUM COVERAGE: 40%)

20' BUILDING SETBACK

BAI/PR

BRANDERMILL CLUSTER  
SCHEMATIC PLAN  
CLOVER HILL DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

PREPARED BY: BAI/PR  
DESIGNED BY: BAI/PR  
CHECKED BY: BAI/PR  
DATE: 06-05-00  
REVISIONS:

BRANDERMILL CLUSTER  
SCHEMATIC PLAN  
CLOVER HILL DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: CWS  
DESIGNED BY: CWS  
CHECKED BY: CWS  
DATE: 06-05-00  
REVISIONS:

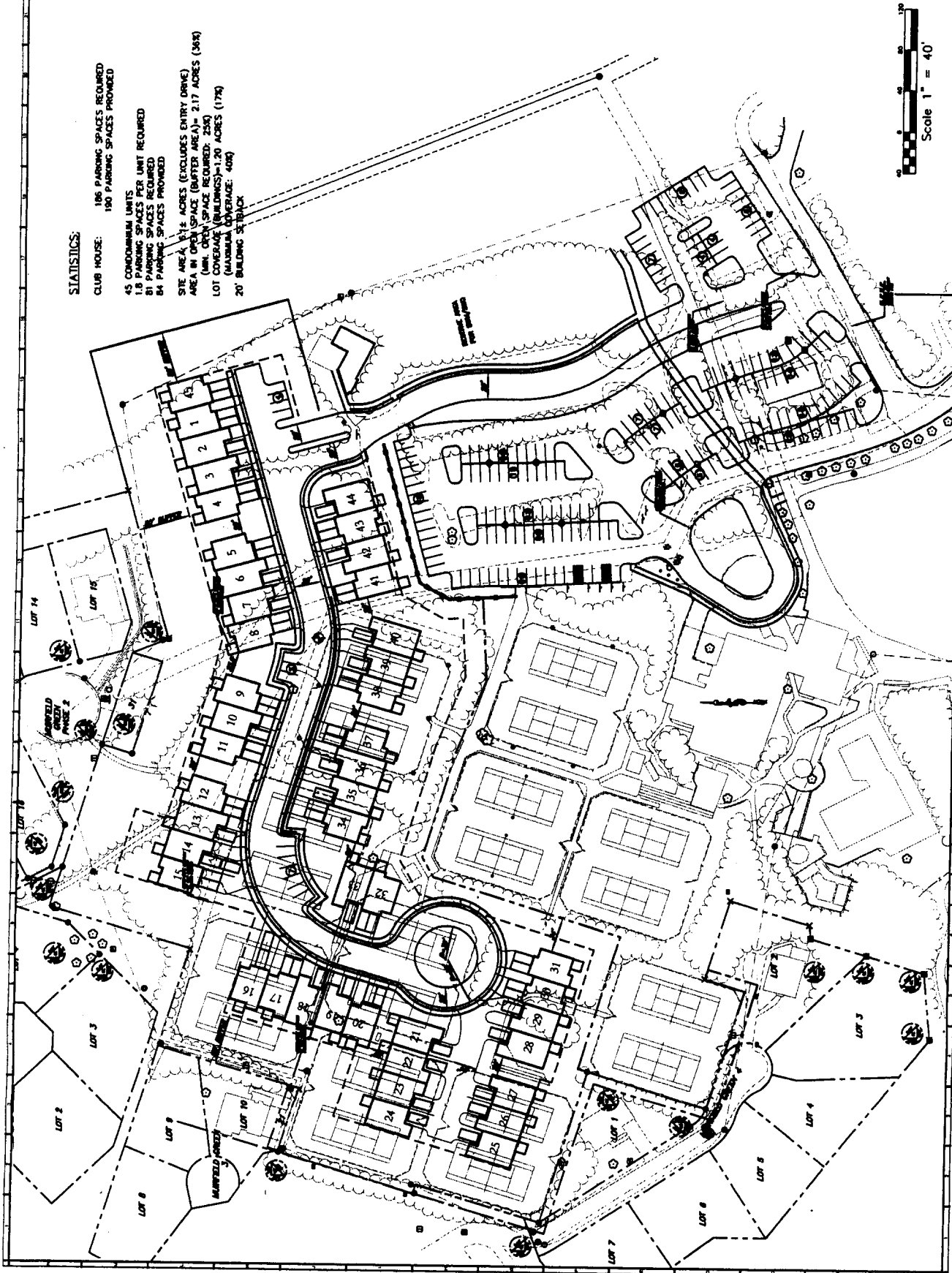
SCALE: 1"=40'

SHEET NO.

SCH06

JOB NO.

C0600075.00



06P50428-1